

Mission



Coconino County is a land of vast and endless beauty, and home to many cultures.

**With energy and enthusiasm,
we commit to:**

**Conscientiously serve our
community and provide our citizens
with accessible local government;**

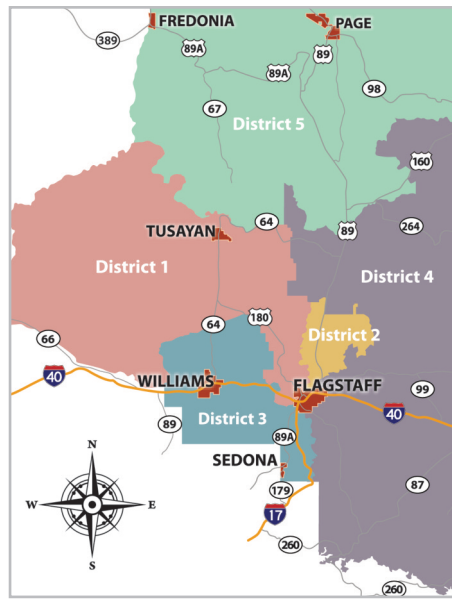
**Provide the most effective and
efficient delivery of services;**

**Be sensitive to the needs of ALL
citizens in our changing world;**

**Challenge, recognize, and support
our employees because they are the
backbone of the County;**

**Protect, preserve, and care
for our environment**

In our second century of public service, we envision our citizens and staff proud of their government and its accomplishments. We look forward to the future—confident that working together in an atmosphere of cooperation and trust, we will meet each new challenge with creativity and integrity.



To report a violation or to ask a question
please contact our department at **928-679-8850**

You can also visit us at

www.coconino.az.gov/communitydevelopment

OTHER USEFUL NUMBERS

Animal Management: 928-679-8756

Assessor: 928-679-7962

Board of Supervisors: 928-679-7144

Environmental Services Division of the Health Dept:
928-679-8750

Public Works: 928-526-2735

Recorder: 928-779-6585

Sheriff's Department: 928-226-5012

Treasurer: 928-679-8188

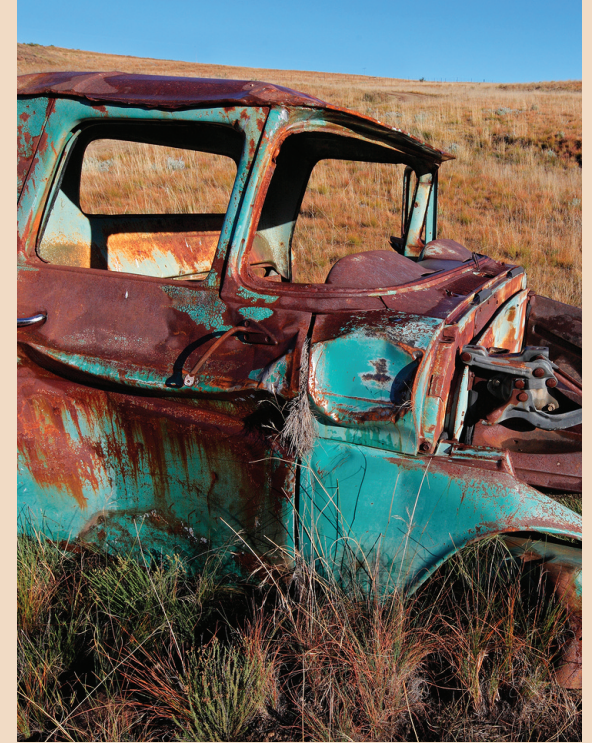
COCONINO COUNTY COMMUNITY DEVELOPMENT

2500 North Fort Valley Road Building #1
Flagstaff, AZ, 86001

Phone: 928-679-8850 Fax: 928-679-8851



WHAT IS A ZONING VIOLATION?



COCONINO COUNTY
COMMUNITY DEVELOPMENT
DEPARTMENT

ZONING ENFORCEMENT



What is a Zoning Violation?



Shield your stored materials from public view.

Blight and nuisances can devalue, degrade and detract from the quality of any neighborhood. The County Zoning Ordinance has standards based on protecting public health, safety and welfare.

COMMON ORDINANCE VIOLATIONS:

THE STORAGE OF unscreened building materials, equipment, tires, auto parts, appliances, household refuse, etc. that are not shielded from public view.

INOPERABLE, disabled or abandoned, unlicensed vehicles.

THE KEEPING of horses, other farm type animals, swine, poultry and rabbits in a zoning district where they are not allowed.

GRADING, ERECTING or reconstructing buildings, placement of manufactured homes or sheds etc. without the proper permits.

ESTABLISHMENT of a second dwelling unit on a property.

PLACEMENT OF A travel trailer or recreational vehicle or camping on vacant property without a permit.

LIGHTING in excess of the Lighting Ordinance.



Use downward facing outdoor lights to avoid light pollution and comply with the Lighting Ordinance.

What is NOT a Violation?

Coconino County strives to investigate all reports of violations in a timely and efficient manner. In order to use our resources in the most appropriate and efficient manner, it is important to distinguish the difference between actual violations and perceived violations.

EXAMPLES OF WHAT IS NOT A ZONING VIOLATION:

Vehicles that are licensed and operable that appear to be ugly or unattractive.

VIOLATIONS of CC&R's (deed restrictions).

EXCESSIVE DUST during construction is not a zoning violation, but should be reported to the Arizona Department of Environmental Quality at (800) 234-5677.

EXCESSIVE BARKING or dogs at large are not zoning violations, but should be reported to Animal Management at 928-679-8756.



Be considerate of your neighbors.

LEGALLY PARKED vehicles on the public right-of-way. If inoperable or abandoned, notify the Sheriff's Office at 928-226-5012.

NUISANCES and disturbing the peace activities should be reported to the Coconino County Sheriff's Office at 928-226-5012.

Enforcement Procedure

This pamphlet was created to assist the public in determining what is and what is not a violation of the County Zoning Ordinance.

Zoning cases and subsequent enforcement is generally initiated by a complaint. A complaint prompts a site inspection for determination of whether or not a violation exists and for an assessment of the situation.

THE ENFORCEMENT PROCEDURE IS AS FOLLOWS:

1. Following a complaint, a site inspection is conducted and the situation is evaluated. A violation notice is sent to the property owner stating the Section of the Ordinance under which the violation has occurred and the measures required for remedy. A specific date is set by which compliance is to be achieved.
2. A second inspection is conducted after the first compliance date has passed. Should the violation still exist after the first deadline, a final violation notice is issued with a specified compliance date. The second compliance time frame is usually considerably shorter than the first.
3. If the violation continues past the second compliance date a citation packet is served scheduling the case to be presented to the Zoning Hearing Officer. The Hearing Officer has the authority to levy fines in accordance with a Class 2 Misdemeanor, up to \$750.00 per day, per violation for residential properties.